



## Community Development Department



***Housing and Community  
Development Consolidated Plan  
FFY 2016 - FFY 2021 (July 1, 2016 - June 30, 2021)***

***Year 4 Investment Report  
July 1, 2016 - June 30, 2020***



## Introduction

The City of Grand Rapids, through its Community Development Department, administers federal funds primarily from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities that principally support low- and moderate-income residents and neighborhoods.

Actions and funding priorities related to the federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grants (ESG) programs are identified in the Consolidated Housing and Community Development (HCD) Plan. This five-year strategic plan is also used to guide the Justice Assistance Grant (JAG) program from the U.S. Department of Justice.

Activities identified in the HCD Plan support the goal of homelessness prevention and eight outcomes of the Neighborhood Investment plan, including:

- Improve the condition of existing housing
- Increase the supply of affordable housing
- Improve access to and stability of affordable housing
- Reduce blight and code violations
- Increase civic engagement and public safety
- Enhance infrastructure and public facilities
- Increase access to jobs, education and other services
- Increase economic opportunities

This document summarizes program and project accomplishments for the fourth year of the FFY 2016—2021 Housing and Community Development Plan, covering the period of July 1, 2019 through June 30, 2020.

# Outcome 1: Improve the condition of existing housing

**Total Expended:**      **FFY 2019: \$695,054**  
                                  **FFY 2016 - 2019: \$3,501,900**

This outcome supports the maintenance, repair and improvement of owner- and renter-occupied housing. It also supports efforts to maintain the affordability of the existing housing.

PROGRAM	FFY 2019	FFY 2016 - 2019
<b>Housing and Rental Rehabilitation Programs (CDBG)</b>		
City of Grand Rapids Community Development Department		
Total Expended:	FFY 2019: \$370,819	
		FFY 2016 - 2019: \$1,958,152
These programs provide financial assistance for home repair and rehabilitation to low- and moderate-income homeowners and to property owners who rent assisted units to low- and moderate-income households.		
<b>Units repaired or rehabilitated</b>	<b>36</b>	<b>150</b>
<b>Accessible Housing Services (CDBG)</b>		
Disability Advocates of Kent County		
Total Expended:	FFY 2019: \$21,000	
		FFY 2016 - 2019: \$84,000
This program conducts assessments of individual's mobility impairments and their housing environment and makes specific recommendations for access modifications. Properties suitable for modification into accessible units are referred to Home Repair Services for inclusion in the Access Modification Program.		
<b>Housing units provided with environmental assessment</b>	<b>30</b>	<b>126</b>
<b>Access Modification Program (CDBG)</b>		
Home Repair Services of Kent County		
Total Expended:	FFY 2019: \$34,963	
		FFY 2016 - 2019: \$172,133
This program provides access modifications that improve the accessibility of homes for people with significant mobility impairments. Modifications can include ramps, doorway widening, handrails, and bathroom grab bars.		
<b>Housing units made accessible for people with disabilities (FFY 2019 performance period continues until October 31, 2020)</b>	<b>1</b>	<b>27</b>
<b>Minor Home Repair Program (CDBG)</b>		
Home Repair Services of Kent County		
Total Expended:	FFY 2019: \$268,272	
		FFY 2016 - 2019: \$1,316,073
This program supports repairs to income-eligible homeowner units to promote health, safety, economical utility consumption, and protection of properties.		
<b>Homeowner units in which minor home repairs were completed (FFY 2019 performance period continues until October 31, 2020)</b>	<b>331</b>	<b>1,616</b>

## Outcome 2: Increase the supply of affordable housing

**Total Expended:**      **FFY 2019: \$1,106,017**  
                                  **FFY 2016 - 2019: \$3,107,960**

This outcome supports the development of affordable housing through new construction and rehabilitation of vacant structures for homeowners and renters. Provision of permanent supportive housing is also supported.

PROGRAM	FFY 2019	FFY 2016 - 2019
<b>Single Family Development Projects (HOME)</b>		
Various Development Partners		
Total Expended:	FFY 2019: \$276,65.60	FFY 2016 - 2019: \$1,528,568.60
These projects supported the new construction or significant rehabilitation of homes for sale to income qualified households.		
<b>Affordable homeowner units created</b>	<b>2</b>	<b>19</b>
<b>Affordable homeowner units underway</b>		<b>4</b>
<b>Multi-Family Rental Projects (HOME)</b>		
Various Development Partners		
Total Expended:	FFY 2019: \$805,700	FFY 2016 - 2019: \$1,555,700
These projects supported the new construction or significant rehabilitation of multi-family rental developments.		
<b>Affordable rental units created</b>	<b>0</b>	<b>73</b>
<b>Affordable rental units underway</b>		<b>235</b>

Summary by Development Partners					
Developer	Homeowner Units Created	Homeowner Units Underway	Rental Units Created	Rental Units Underway	Total
Commonwealth Development Corporation	0	0	0	34	<b>34</b>
Dwelling Place of Grand Rapids NHC	0	0	49	23	<b>72</b>
Habitat for Humanity of Kent County	6	3	0	0	<b>9</b>
ICCF Nonprofit Housing Corporation	5	0	24	152	<b>181</b>
LINC Up Nonprofit Housing Corporation	2	1	0	26	<b>29</b>
New Development Corporation	6	0	0	0	<b>6</b>
<b>Total</b>	<b>19</b>	<b>4</b>	<b>73</b>	<b>235</b>	<b>305</b>

## Outcome 3: Improve access to and stability of affordable housing

**Total Expended:**      **FFY 2019: \$332,482**  
                                  **FFY 2016 - 2019: \$1,659,225**

his outcome supports services that help keep people in their homes or aids them in securing housing of their choice.

PROGRAM	FFY 2019	FFY 2016 - 2019
<b>Homebuyer Assistance Fund (CDBG/HOME)</b>		
City of Grand Rapids Community Development Department		
Total Expended:	FFY 2019: \$44,173.01	
	FFY 2016 - 2019: \$103,941.01	
This program provides financial assistance to low- and moderate-income homebuyers for down payments, closing costs, and pre-paid expenses.		
<b>Number of homes purchased with homebuyer assistance</b>	<b>6</b>	<b>17</b>
<b>Fair Housing Services (CDBG Public Services)</b>		
Fair Housing Center of West Michigan		
Total Expended:	FFY 2019: \$80,000	
	FFY 2016 - 2019: \$305,000	
This program provides access to fair housing services and assists the City of Grand Rapids in affirmatively furthering fair housing. Activities include conducting housing tests to determine compliance with fair housing laws, and developing and conducting educational and outreach activities with groups such as housing industry professionals and consumers to promote equal access to housing opportunities.		
<b>People who attended a fair housing training</b>	<b>289</b>	<b>1,598</b>
<b>Housing industry professionals who attended a training</b>	<b>238</b>	<b>1,300</b>
<b>Housing tests conducted to determine compliance with laws</b>	<b>53</b>	<b>218</b>
<b>Housing Legal Assistance (CDBG Public Services)</b>		
Legal Aid of Western Michigan		
Total Expended:	FFY 2019: \$75,000	
	FFY 2016 - 2019: \$300,000	
This program provides free housing-related legal counseling and/or representation to low- and moderate-income people residing in the General Target Area.		
<b>People who received free legal counseling and/or representation</b>	<b>211</b>	<b>885</b>
<b>People who resolved their housing-related legal matter</b>	<b>196</b>	<b>790</b>
<b>Short Term Rental Assistance (HOME)</b>		
The Salvation Army Social Services		
Total Expended:	FFY 2019: \$177,482	
	FFY 2016 - 2019: \$983,296	
This program provides rental assistance for up to six (6) months, and increases accessibility to affordable housing, promotes deconcentration of poverty, and expands housing choice.		
<b>Households served with assistance up to six (6) months (continues thru 12/2020)</b>	<b>69</b>	<b>289</b>

## Outcome 4: Reduce blight and code violations

**Total Expended:**      **FFY 2019: \$1,423,688**  
                                  **FFY 2016 - 2019: \$5,694,752**

This outcome supports the improvement of property values and reduction of blighting influences through code enforcement and clearance of blighted structures or structures in flood-prone areas.

PROGRAM	FFY 2019	FFY 2016 - 2019
<b>Housing Code Enforcement (CDBG)</b>		
City of Grand Rapids Community Development Department		
Total Expended:      FFY 2019: \$1,368,688 FFY 2016 - 2019: \$5,474,752		
This program provides pro-active code enforcement and response to citizen complaints within the Community Development General Target Area.		
<b>Housing, blight, and zoning cases continued or initiated</b>	<b>5,458</b>	<b>24,467</b>
<b>Housing units brought into compliance with Code(s)</b>	<b>3,429</b>	<b>16,821</b>
<b>Vacant and/or abandoned housing units returned to productive use</b>	<b>129</b>	<b>737</b>
<b>Historic Preservation Code Enforcement (CDBG)</b>		
City of Grand Rapids Planning Department		
Total Expended:      FFY 2019: \$55,000 FFY 2016 - 2019: \$220,737		
This program provides education and enforcement of the historic preservation code within the Community Development General Target Area.		
<b>Code violation cases continued or initiated</b>	<b>335</b>	<b>1,578</b>
<b>Housing units brought into compliance with Code(s)/Standards</b>	<b>335</b>	<b>1,502</b>

## Outcome 5: Increase civic engagement and public safety

**Total Expended:**      **FFY 2019: \$582,573**  
    **FFY 2016 - 2019: \$2,146,582**

This outcome supports neighborhood leadership and civic engagement as the means to build great neighborhoods. It supports actions to counteract threats to neighborhood stability, promote choice and opportunity, and encourage sustainable change. Programs and services may include but are not limited to community organizing, leadership development, referral services, beautification projects, and neighborhood promotion. This outcome also supports quality of life and sense of community by educating or preventing crime. It supports neighborhood collaborations and use of Crime Prevention Through Environmental Design (CPTED) principles and practices. Services might include crime prevention education and training, home security surveys, and community organizing against serious public safety issues. Note that the number of residents and stakeholders involved in leadership roles or other volunteer opportunities is likely to include some duplication. Organizations report performance data on a quarterly basis; it is probable and preferable that some individuals participated in more than one quarter due to volunteer retention efforts.

PROGRAM	FFY	
	FFY 2019	2016 - 2019
<b>Neighborhood Leadership and Civic Engagement (CDBG Public Services)</b>		
Neighborhood Associations		
Total Expended:	FFY 2019: \$267,460	
	FFY 2016 - 2019: \$911,761	
This program provides a range of activities, including outreach and education, resident leadership training, resolution of housing and neighborhood issues, and continued involvement of residents in neighborhood issues and activities.		
<b>People who have access to opportunities for volunteering in their neighborhood</b>		<b>89,275</b>
<b>People actively engaged in activities that resulted in an improved neighborhood condition</b>	<b>3,898</b>	<b>17,969</b>
<b>People who received leadership, board responsibility, and/or capacity building training</b>	<b>1,384</b>	<b>6,849</b>
<b>People who became actively involved in a neighborhood, community, and/or City board or committee</b>	<b>1,073</b>	<b>8,183</b>
<b>Property owners contacted to resolve a nuisance and/or exterior housing code violation</b>	<b>698</b>	<b>2,790</b>
<b>Properties brought into compliance with nuisance and/or exterior housing code through self-compliance</b>	<b>350</b>	<b>2,359</b>
<b>Public Safety (CDBG Public Services and JAG)</b>		
Neighborhood Associations		
Total Expended:	FFY 2019: \$315,113	
	FFY 2016 - 2019: \$1,234,821	
This program provides a range of activities, including outreach and education efforts and the resolution of neighborhood public safety issues.		
<b>People who received training on personal safety and/or safety design features and practices for their homes (surveys, CPTED)</b>	<b>2,827</b>	<b>11,051</b>
<b>Housing units that received safety improvements</b>	<b>381</b>	<b>2,317</b>
<b>People, businesses, or organizations educated on public safety design features and practices for non-residential and public spaces</b>	<b>1,606</b>	<b>4,827</b>
<b>Locations where public safety design features or practices were implemented</b>	<b>243</b>	<b>1,507</b>
<b>Significant public safety issues (e.g. gangs, drug sales) identified in the neighborhood</b>	<b>272</b>	<b>1,187</b>
<b>Significant public safety issues (e.g. gangs, drug sales) successfully resolved for at least six (6) months</b>	<b>112</b>	<b>442</b>

## Outcome 6: Enhance infrastructure and public facilities

**Total Expended:**      **FFY 2019: \$0**  
                                 **FFY 2016 - 2019: \$0**

This outcome supports the improvement of publicly-owned facilities and infrastructure such as parks, streets, sidewalks, and streetscapes, which improves neighborhoods. It includes accessibility improvements to meet Americans with Disabilities Act (ADA) standards.

PROGRAM	FFY 2019	FFY 2016 - 2019
<b>Neighborhood Infrastructure Program (CDBG)</b>		
City of Grand Rapids Community Development Department		
Total Expended:	FFY 2019: \$0	
	FFY 2016 - 2019: \$925,000 expended with prior year (FFY12— FFY15) CDBG funds	
During FFY 2019, planning was initiated on projects that will add a splash pad at Camelot Park and implement streetscape improvements in the South Division/Grandville Avenue and North Quarter business corridors.		
<b>Parks improvement projects completed</b>	<b>0</b>	<b>3</b>

## Outcome 7: Increase access to jobs, education, and other services

**Total Expended:**      **FFY 2019: \$0**  
                                 **FFY 2016 - 2019: \$0**

This outcome supports increased access to jobs, education, health and wellness, recreation, and health and social service activities.

**No projects were funded under this outcome.**

## Outcome 8: Increase economic opportunities

**Total Expended: FFY 2019: \$81,928**  
**FFY 2016 - 2019: \$360,667**

This outcome supports enhanced economic stability and prosperity by increasing economic opportunities for residents through job readiness and skill training, promotion of entrepreneurship (including culturally diverse populations), façade improvements, and other strategies.

PROGRAM	FFY 2019	FFY 2016 - 2019
<b>Youth Employment Initiative (CDBG Public Services)</b>		
Hispanic Center of Western Michigan		
Total Expended: FFY 2019: \$36,932 FFY 2016 - 2019: \$195,672		
This program provides job training, job readiness, and employment education for youth ages 14 to 24. Participants are engaged in activities including paid work experience and employability skills training which increases preparedness to enter the workforce or post-secondary education.		
<b>Participants who complete the eight week job readiness program</b>	<b>17</b>	<b>85</b>
<b>Participants who complete a paid work experience</b>	<b>17</b>	<b>86</b>
<b>Participants with a positive reference from worksite supervisor</b>	<b>16</b>	<b>87</b>
<b>Participants who complete an “Employability Skills Development Training”</b>	<b>17</b>	<b>91</b>
<b>Participants with improved workforce skills</b>	<b>17</b>	<b>82</b>
<b>JobStart (CDBG Public Services)</b>		
Steepletown Neighborhood Services		
Total Expended: FFY 2019: \$44,996 FFY 2016 - 2019: \$164,995		
This program provides job training, job readiness, and employment education for youth ages 14 to 24. Participants are engaged in activities to resolve barriers to employment, complete workforce development credentials, and achieve economic security.		
<b>Participants engaged in a paid work experience</b>	<b>25</b>	<b>119</b>
<b>Participants who received training on workforce development skills</b>	<b>25</b>	<b>123</b>
<b>Participants who have worked at least 30 consecutive days</b>	<b>14</b>	<b>48</b>
<b>Participants who resolved at least three barriers to employment</b>	<b>17</b>	<b>47</b>
<b>Participants who completed a workforce development credential</b>	<b>15</b>	<b>32</b>

# Emergency Solutions Grants | Program Accomplishments

**Total Expended:**      **FFY 2019: \$266,993**  
    **FFY 2016 - 2019: \$1,063,139**

The Emergency Solutions Grants (ESG) program supports homelessness prevention and rapid-rehousing (primarily rent assistance) and case management services for those experiencing or at risk of homelessness.

PROGRAM	FFY 2019	FFY 2016 - 2019
<b>Housing Assessment Program (ESG &amp; CDBG) - Note: HAP was funded with ESG through FFY 2018, and then was funded with CDBG in FFY 2019. CDBG expenditures are not included in the total above.</b>		
The Salvation Army Social Services		
Total Expended:            FFY 2019: \$60,000 FFY 2016 - 2019: \$238,901		
This program serves as the Coordinated Entry for our homeless crisis response system. HAP provides a trauma-informed, strength-based, Housing First approach to coordinated entry. Homeless households who present at HAP—either in person or on the telephone—are assessed and prioritized based on vulnerability. Those at imminent risk of homelessness are referred to Prevention resources as they are available.		
<b>Number of people who completed an Intake Assessment as the first step to creating a plan to resolve homelessness</b>	<b>3,319</b>	<b>19,342</b>
<b>Financial Assistance Fund (ESG) - Note: The Financial Assistance Fund model changed in FFY 2019, at which point the City entered into direct contracts with agencies. FFY 2019 performance and expenditures are outlined in tables below.</b>		
The Salvation Army Social Services		
Total Expended:            FFY 2016 - 2018: \$617,245		
The Salvation Army, the community’s designated Housing Assessment and Resource Agency, administered the Financial Assistance Fund. Agencies providing strength-based case management included the Grand Rapids Urban League, the Inner City Christian Federation, and Community Rebuilders.		
<b>Number of persons in households served with Rapid-Rehousing Assistance</b>		<b>315</b>
<b>Number of persons in households served with Prevention Assistance</b>		<b>558</b>
<b>Rapid Re-housing (ESG)</b>		
Community Rebuilders		
Total Expended:            FFY 2019: \$123,960		
Housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help homeless individuals or families move as quickly as possible into permanent housing and achieve stability in that housing.		
<b>Number of persons in households served with Rapid-Rehousing Assistance</b>	<b>60</b>	
<b>Homelessness Prevention (ESG)</b>		
Grand Rapids Urban League - Homelessness Prevention		
The Salvation Army - 61st District Court Eviction Prevention		
Total Expended:            FFY 2019: \$143,033		
Housing relocation and stabilization services and rental assistance necessary to prevent an individual or family from becoming homeless.		
<b>Number of persons in households served with Homelessness Prevention Assistance</b>	<b>129</b>	
<b>Number of persons in households served with Eviction Prevention Assistance</b>	<b>148</b>	
<b>Cumulative Performance</b>		
<b>Number of persons in households served with Rapid Re-housing Assistance</b>	<b>60</b>	<b>375</b>
<b>Number of persons in households served with Prevention Assistance</b>	<b>277</b>	<b>835</b>